



1 Church Farm House

Church Lane, Tangmere, Chichester, West Sussex PO20 2HA

Michael
Cornish

PROPERTY SALES & ACQUISITIONS



"Georgian Gem"

PROPERTY FEATURES

Principal bedroom and en-suite Bathroom/WC
2nd double bedroom and
en-suite Bathroom/WC and dressing area
3rd double Bedroom
Study and Galleried landing
Reception Hall
Sitting Room double aspect
Dining Room
Kitchen/Breakfast Room and Utility Room
Conservatory

OUTSIDE

Driveway parking area for a number of vehicles
Delightful private Gardens & Grounds
South and West aspects

In all, set in about 0.4 acres

1 Church Farm House

Tangmere, Chichester, West Sussex

A substantial attached Grade II Listed Georgian house of elegant proportions with impressive accommodation, with a number of period features, located on the edge of a desirable village, close to countryside, set in lovely south facing gardens and grounds of about 0.4 acres



To the north of Tangmere - Halnaker Windmill and The South Downs

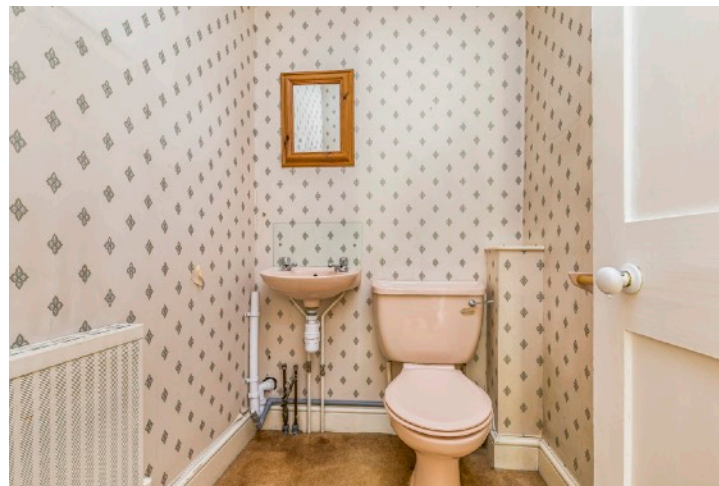


THE PROPERTY

1 Church Farm House is a substantial attached Grade II Listed Georgian house, of elegant proportions with impressive accommodation featuring, tall ceilings and large sash windows, whilst retaining a number of attractive period character features including, beautiful fireplaces in the living rooms and bedrooms.

Upon entering the house from the enclosed lobby a door opens into the long reception hall leading to a double aspect sitting room with a fireplace and an impressive dining room with a fireplace and there is a cloakroom/wc. There is a large kitchen/breakfast room with a utility room and door leads into the triple aspect conservatory. All of these rooms have a southerly aspect. From the hall there is an impressive staircase leading upto the large galleried landing with doors leading to the 3 double bedrooms, two of which have en-suite bathroom/wc's, one with bath and shower cubical and the other with a dressing area. There is a useful study and various storage cupboards. All bedrooms have a southerly aspect with a lovely leafy outlook over the delightful gardens.

**Set in beautifully landscaped gardens
with an excellent degree of privacy
In all about 0.4 acres**











TANGMERE

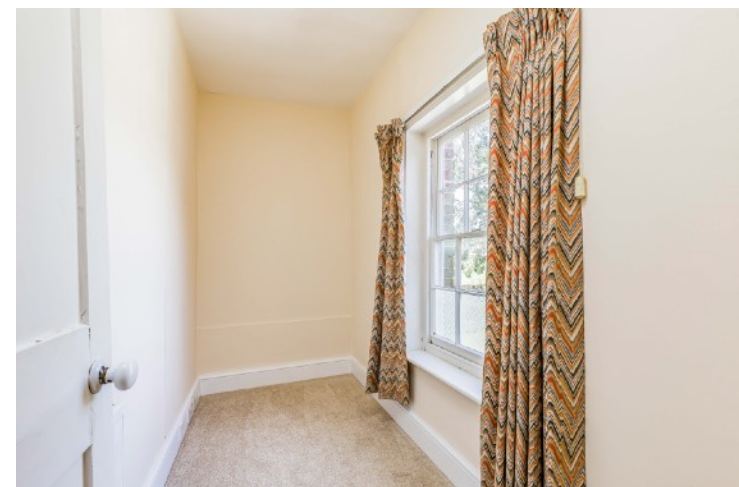
This desirable village of Saxon origins is steeped in history and in more recent times, during the last century it was formerly the home of the RAF Tangmere airfield founded in 1917, which played a pivotal role in the Second World War during the Battle of Britain and part of the former airfield is now home to the famous Tangmere Military Aviation Museum. The village has a lovely church, St Andrew's dating from the 12th Century and several listed houses in its conservation area. The village was recorded in the Domesday Book by which time, the church of St Andrew's had been built and in AD 1100 that timber building was replaced with a more substantial church of stone and timber. The Norman church incorporates pieces of Roman bricks and fragments of pre-Norman carved stone, the front is Saxon, and the timber roof is at least 13th century. There is a 13th-century piscina, and a 15th century stone reredos behind the high altar. The village takes its name from an ancient pool, or mere, which was filled in and now forms the village green.

There are a number of community organisations in the village, including the WI, a cricket club, history group and Scouts. The village is served by Tangmere Primary School and has a number of nearby secondary schools including: Ormiston Six Villages Academy, Westergate and Chichester High School. Further village amenities include: Tangmere Medical Centre and two convenience stores. The nearby village of Oving, has a popular public house/restaurant The Gribble Inn a 16th century thatch-roofed country pub, which has its own on site brewery tap with an excellent selection of beers and choice of food. Chichester is easily accessible by car and bus, about 2.5 miles to the west and to the north about 1.5 miles there is The Goodwood Health Club and one of Britains finest Golf Clubs at Goodwood.



CHICHESTER

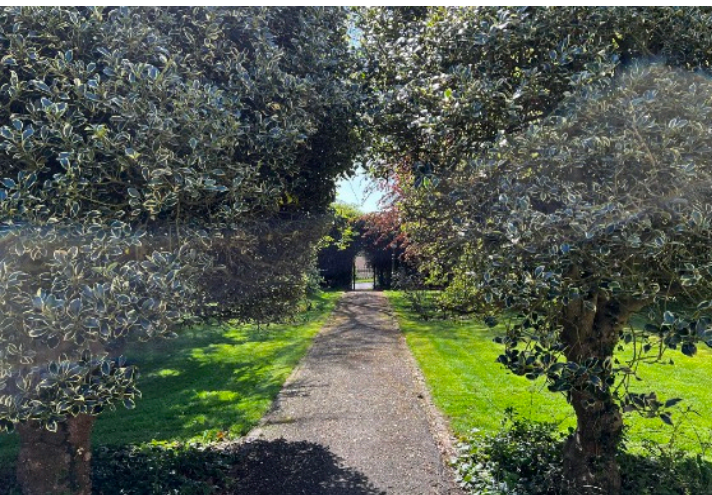
Chichester city was founded by the Romans during the first century AD and the surrounding areas are steeped in history, with a number of archaeological remains from the Roman Conquest including the tall defence walls, which provide a walk through the city. Much of the city shopping centre is accessed through level pedestrianised areas leading to the well preserved and beautiful ancient Chichester Cathedral founded during 1075. The elaborate octagonal Market Cross stands today at the centre of Chichester and is understood to date from 1501. Many of the buildings in the city date from the Georgian and Victorian eras. The City has a number of beautifully kept parks and 'The Ship Canal' from the city Basin is navigable for about 2 miles by canoe and rowing boats to Donnington, beyond which there are a further 2 miles of walks along the canal leading to Birdham and Chichester Marinas. In the city there is a Nuffield Hospital (private patients) and NHS St Richard's Hospital. Excellent amenities include: public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, tennis/squash club and Chichester rugby football club. Further attractions include: the award winning Pallant House Gallery and internationally renowned Chichester Festival Theatre. There are a number of schools locally and accessible from Chichester including: Bishop Luffa, The Prebendal school, Oakwood, Great Ballard, Dorset House school, Slindon College, Seaford College, Westbourne House, University of Chichester and Portsmouth Grammar school.



GARDENS & GROUNDS

1 Church Farm House is set on a large corner plot and approached from a leafy driveway just off Church Lane, which is located on the edge of the village in a semi-rural lane leading to St Andrew's Church nearby. At the entrance to the house there is a large driveway with gravelled parking area providing space for several vehicles. The delightful formal garden is mainly laid to a neatly kept level lawn with various "sun trap" areas facing south and to the west in the sheltered garden in front of the conservatory. The beautiful gardens and grounds are well stocked with shrub borders and a good variety of well established hedges and mature trees, providing an excellent degree of privacy.

**In all, set in gardens and grounds
of approx. 0.4 acres.**



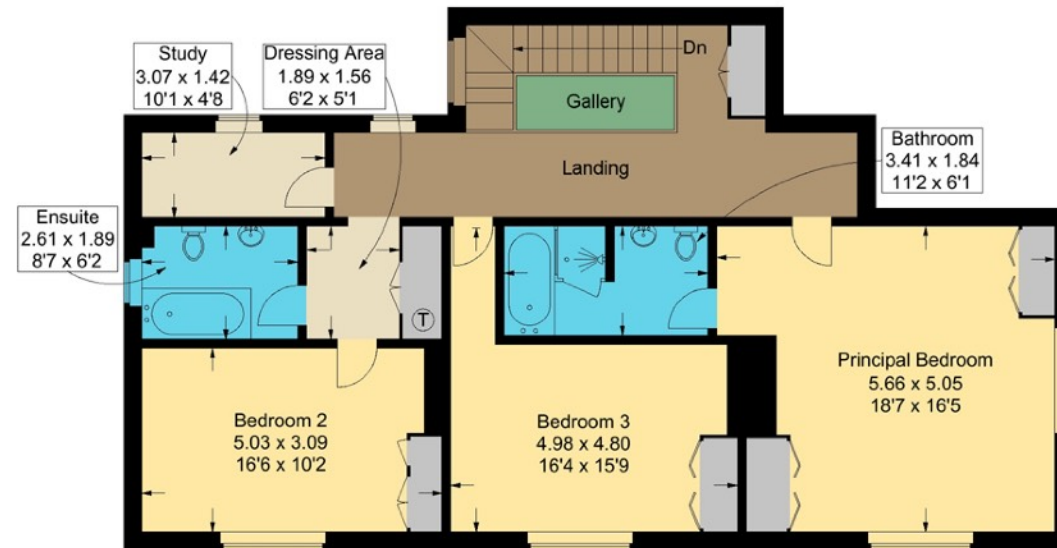
COASTAL & COUNTRY PURSUITS Chichester is renowned for its excellent sailing amenities, country pursuits and attractions including: Goodwood Festival of Speed and Goodwood Revival motoring events, Horse Racing at Goodwood and Fontwell, and Polo at Cowdray Park. Golf clubs at Goodwood and Hunston and flying at Goodwood Aerodrome. Much of the countryside is an Area of Outstanding Natural Beauty and The South Downs National Park provides miles of footpaths and bridleways. There are miles of award winning sandy beaches at the Witterings. The RSPB nature reserve is situated at Pagham Harbour. Chichester has about 17 miles of harbour channels leading out to The Solent, and thousands of moorings and 6 marinas including; Chichester Marina, Birdham Pool Marina, Emsworth Yacht Harbour Marina, and 14 sailing clubs locally. Further attractions include: Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College and Gardens, Amberley Museum & Heritage Centre, Arundel Castle and Wetland Centre Wildfowl nature reserve, Fishbourne Roman Palace, Stansted Park, Petworth House and Goodwood House.



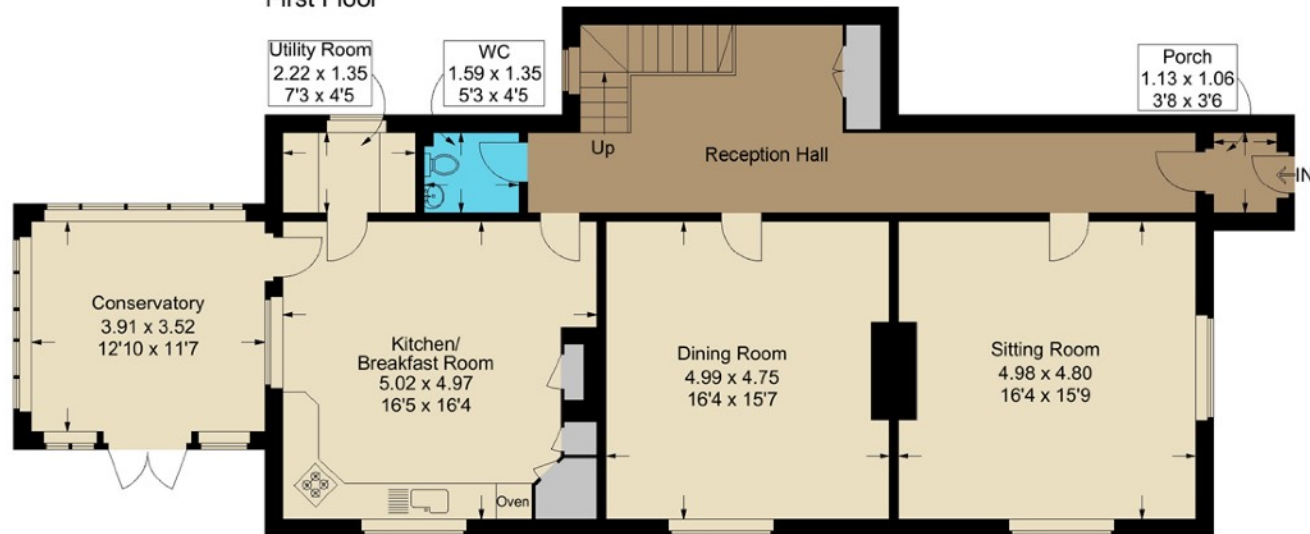


1 Church Farm House Church Lane, Tangmere

Approximate Gross Internal Area = 231.7 sq m / 2494 sq ft



First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Goodwood Racecourse



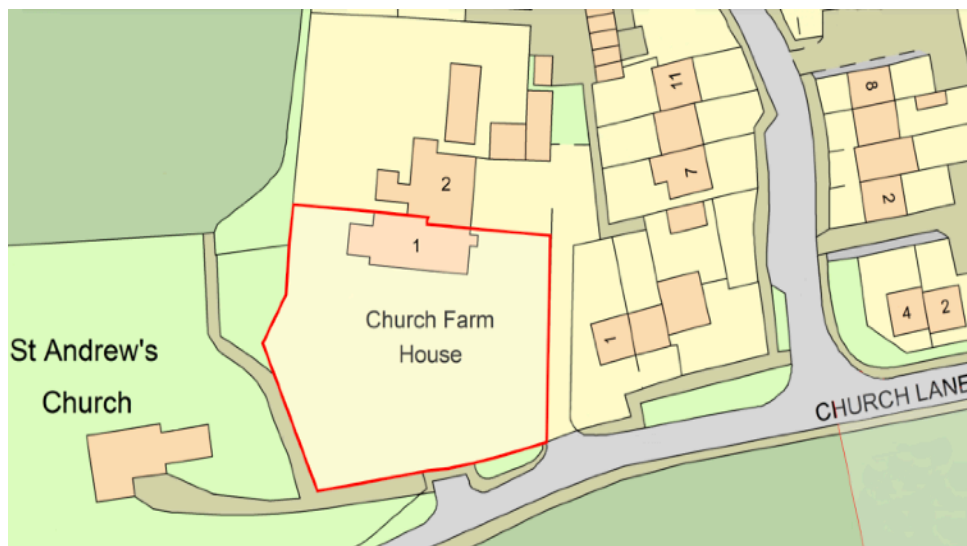
Goodwood Revival



Chichester Marina



West Wittering Beach



DIRECTIONS

Travelling east from Chichester City proceed along the A27 signposted towards Fontwell and Arundel. Continue for about 2.5 miles and at the Boxgrove roundabout, take the 3rd exit onto Meadow Way. Turn left onto Tangmere Road and after about two hundred metres turn right onto Church Lane, continue for about 200 metres where the entrance to 1 Church Farm House will be found on the right hand side.

SERVICES

Mains electricity, gas, water and drainage.

Local Authority:

Chichester District Council Tel: 01243 758166

Council Tax Band: E 2023/24: £2,623.05 EPC Rating: E

COMMUNICATION TRAVEL LINKS

Tangmere is situated about 3 miles east of Chichester and about 1.5 miles south of Goodwood. Barnham mainline rail station 2.5 miles to the east of the village, links to London/Victoria (82mins) and to Portsmouth Harbour (39mins). Chichester mainline rail station links to London/Waterloo via Havant (95mins). The A3 (M) motorway is about 19 miles to the West, connecting to the M25 Junction 10 and to central London/Westminster (65miles) and airports at Heathrow (60miles) or alternatively Gatwick via A27/A24 (42miles). Southampton International airport (39miles) and Portsmouth (20miles), both cities have ferry services to the Isle of Wight and Channel Isles and Europe. Distances are approximate and times may change.

Brochure: May 2023

Viewing by Appointment

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